



**Rosenthal Homeowners Association
Board of Directors Meeting
Tuesday November 26th 2019 @ 1:00pm
Location: Main Boardroom, Melcor Developments, Jasper Avenue, Edmonton, AB T5J 1Y8
Meeting Minutes**

Attendees: Triona Cosgrave, Secretary
Tanya Eklund, Treasurer
PJ Pescod, President

Scott Holliday, Res. Director
Geoff Mann, Res. Director
Cristie Leskie, Res. Director
Lorrie Gray, Res. Director

Regrets: N/A

- 1. Call to order** – PJ Pescod – 1:20 pm
- 2. Approval of Meeting Minutes**
 - There were no previous Minutes
- 3. Items Arising from Minutes**
 - There were no previous Minutes
- 4. HOA Update**– Triona Cosgrave
 - Triona Cosgrave reported that a quote for the 2020 maintenance season has been requested from the City of Edmonton.
 - Triona Cosgrave reported that Fountain Winterization and storage is complete. The Lewis Estates Golf Course have removed and stored the fountains until the spring and will perform any relevant maintenance and repairs.
 - Triona Cosgrave reported that there are currently 1488 re-subdivided lots in Rosenthal, 68 are under the Developer Rosenthal Communities Inc., Winterburn Developments Inc., and Lewis Communities Inc. The developer does not pay HOA fees on those lots. This is as per the terms of the Encumbrance. 1420 Lots will be billed in 2020.
 - Bridge, Fountain and Entry Feature Lighting Repairs are complete. Report will be forwarded to the Directors when available.
- 5. Financial Update (provided in package)** – Triona Cosgrave
 - Triona Cosgrave reviewed and answered questions on the 2019 Profit and Loss year to date.
 - Balance Sheet requested by Directors to be included at future board meetings
 - Triona Cosgrave reported that 15 Homes from 2019 are currently with Field Law for collections.
 - The 2020 budget options were reviewed and the Board agree on keeping the fees at \$100.
 - 2020 Fee notices will be sent in January 2020.
 - Convenience Fee borne by the HOA and not will be applied to the Resident.
- 6. Other Business**
 - Capital Cost report including the summary was shared with the Directors.
 - Tanya Eklund provided Resolutions to accept the resolutions made at the AGM, and all directors present signed.
 - Triona Cosgrave requested the signed Privacy & Confidentiality agreements from Scott Holliday, Geoff Mann and Lorrie Gray. Lorrie Gray provided a copy at the meeting. Triona Cosgrave to follow up with Geoff and Scott.
 - Geoff Mann requested Dates for the 2020 AGM. Dates after Thanksgiving In October were suggested as better timing for higher attendance.



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7. Next Meeting Date

- Thursday March 26th, 2019 at 1:30 pm
- Lewis Estates Golf Course

8. Adjournment- 2:44 pm

9. Development Update – PJ Pescod Reported on development updates